

Buy. Sell. Rent. Let.



The Jay's Nest, Low Road, Friskney, PE22 8NQ



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3

£325,000

When it comes to
property it must be


lovelle



£325,000

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Key Features

- Fabulous Open Views
- Wonderful Gardens
- Large Circular Driveway & Detached Garage
- Large Kitchen-Diner & Large Utility Room

- Lounge & Dining Room
- Sun Room
- Oil Central Heating
- EPC rating D
- Tenure: Freehold





Well presented, spacious bungalow with OPEN FIELD VIEWS! This lovely bungalow is in a great position with an open aspect but with the convenience of a village shop up the road and is on a bus route! The property sits on a good size plot (1/3rd of an acre) but has been cleverly landscaped so it remains pretty with colour all year round but offers a lower maintenance despite its size. The accommodation comprises; good size entrance porch/boot room, good size kitchen-diner, large utility room, lounge with French doors to the dining room, large versatile sun room/study/hobbies room, master bedroom with en-suite wc, two further double bedrooms and spacious, four-piece family bathroom. The property has oil central heating and UPVC triple glazing. There is a circular driveway, so parking for numerous cars and a detached garage.

Entrance Porch

Entered via UPVC double glazed door from the rear aspect, door to utility room, door to;

Entrance Hall

With two radiators, storage cupboard, coving to textured ceiling and access to the loft (with drop down ladder, boarding, lighting, power point), doors to;

Lounge

5.94m x 4.11m (19'6" x 13'6")

UPVC triple glazed window to the side aspect, French doors to the dining room, wall lights, gas fire within Adams style fireplace, two radiators, TV point and textured ceiling.

Dining Room

3.96m x 3.83m (13'0" x 12'7")

With UPVC triple glazed windows to the front and side aspects, wall lights, radiator, coved and textured ceiling, door to;

Sun Lounge

4.95m x 3.53m (16'2" x 11'7")

With UPVC double glazed windows to the front aspect, polycarbonate roof, radiator, TV point and wall lights, further Dimplex electric heater, UPVC door to the front aspect.

Kitchen

3.1m x 2.97m (10'2" x 9'8")

UPVC triple glazed window to the rear aspect, door to the entrance hall, fitted base and wall cupboards, fitted work surfaces, inset sink, splash back tiling, integrated electric oven and hob, extractor hood, central heating boiler, textured ceiling, under cupboard lighting and open arch to;

Breakfast Room

3.12m x 2.79m (10'2" x 9'2")

Triple glazed window to the side aspect, triple glazed patio doors, wall lights, radiator, two TV points, and textured ceiling.

Rear Porch/Boot Room

2.39m x 1.5m (7'10" x 4'11")

Of UPVC construction with tiled flooring and French doors to the rear garden. Ideal to use as a boot room or even as a small conservatory/seating area.

Utility Room

2.97m x 2.72m (9'8" x 8'11")

UPVC triple glazed window to the rear aspect, with wall, base and ladder units, fitted work surfaces, tiled splash backs, stainless steel sink unit, plumbing for washing machine and dishwasher, tiled floor, radiator.

Bedroom One

3.93m x 3.69m (12'11" x 12'1")

UPVC triple glazed window to the front aspect, radiator, TV point and coving to textured ceiling, door to;

En Suite WC

2.16m x 0.64m (7'1" x 2'1")

With UPVC triple glazed window to the side aspect, vanity unit with inset wash hand basin and tiled splashbacks, extractor fan, close coupled WC, radiator, and coving to textured ceiling.

Bedroom Two

3.91m x 2.79m (12'10" x 9'2")

With UPVC triple glazed window to the rear aspect, radiator, built in wardrobes and textured ceiling.

Bedroom Three

3.05m x 2.72m (10'0" x 8'11")

With UPVC triple glazed window to the side aspect, radiator, built in wardrobes and coving to the textured ceiling.

Bathroom

2.77m x 2.69m (9'1" x 8'10")

With a UPVC window to the front aspect, corner bath, separate shower cubicle, vanity unit with inset wash hand basin, extractor fan, close coupled WC, tiling where appropriate, shaver point and ladder style radiator, further radiator.

Garage

5.18m x 3.23m (17'0" x 10'7")

With up and over door, window, power and light. Currently partitioned to create store/work area to the rear (8'4" x 10' 6"), personnel door into rear garden.

Outside

This property has well presented, landscaped gardens that extend to 1/3 of an acre. Lovely, wide plot comprising a circular driveway providing car parking for numerous cars and leads to the detached garage and outside tap. There are several garden areas, the front is laid to a range of mature flower and shrub borders and lawn. There are gardens to both sides and the rear laid to gravel and various patio seating areas with trees, plants and shrubs, raised beds, security/outside lighting. Gated access opens to enclosed courtyard area, adjacent to the garage, housing large storage shed and handy area for bin storage.

Services

We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.





Location

The property is located in the village of Friskney which offers amenities including schooling, pub and village shop with post office. The near by Market Town of Wainfleet also boast bus services and railway station, mini supermarket, petrol station, pubs/restaurants, take aways, Post Office, hairdresser etc. The property is located towards the East Lincolnshire coast, approximately 8 miles south-west of the coastal town of Skegness, 15 miles north-east from the large Market Town of Boston, 40 miles from the City of Lincoln and 47 miles from Peterborough.

Directions

From Skegness take the A52 south towards Boston. Go over the railway line and Wainfleet St. Mary and you will enter Friskney. Turn right onto Euadyke Road (Barley Mow pub on the left hand side) and follow along. Take the third left onto Low Road. Follow this along and you will find the bungalow on the left hand side marked by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert. <https://moverly.com/sale/PhBPJPYX5jfsps2fmTZtws/view>

Material Information Data

Council Tax band: D Tenure: Freehold Property type: Bungalow Property construction: Standard construction Energy Performance rating: D Electricity supply: Mains electricity Solar Panels: No
Other electricity sources: No Water supply: Mains water supply Sewerage: Mains
Heating: Oil-powered central heating is installed. Heating features: Triple glazing and Double glazing
Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - OK
Parking: Garage and Driveway Building safety issues: No Restrictions - Listed Building: No
Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None
Public right of way: No Long-term area flood risk: No Historical flooding: No
Flood defences: No Coastal erosion risk: No Planning permission issues: No
Accessibility and adaptations: Level access and Level access shower
Coal mining area: No Non-coal mining area: No

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property

with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that: - They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR
1526 sq.ft. (141.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

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01754 769769

skegness@lovelle.co.uk

